

AR2459665

ENV 4040

# LONGMONT CAPITAL ANNEXATION

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO

## LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER (CENTER, SECTION 27); THENCE N89°43'12"E ALONG THE NORTH LINE OF SAID SOUTHEAST ONE QUARTER OF DISTANCE OF 2404.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 25, AS DESCRIBED IN BOOK 1505 AT PAGE 508-509, WELD COUNTY RECORDS; THENCE S00°07'00"W ALONG SAID WEST LINE A DISTANCE OF 2633.46 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 16, SAID POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE S89°52'38"W ALONG SAID NORTH RIGHT-OF-WAY LINE AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 300.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SULLIVAN DITCH AS DESCRIBED IN BOOK 323 AT PAGE 201 AND IN BOOK 1442 AT PAGE 615, WELD COUNTY RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1) N09°29'38"E, 7.17 FEET;
- 2) N01°53'22"W, 356.00 FEET;
- 3) N35°27'22"W, 470.90 FEET;
- 4) N26°56'22"W, 388.80 FEET;
- 5) N37°47'22"W, 168.60 FEET;
- 6) N46°20'22"W, 638.00 FEET;
- 7) N23°43'22"W, 475.30 FEET;
- 8) N39°11'22"W, 280.50 FEET;
- 9) N52°58'22"W, 141.10 FEET;
- 10) N76°21'22"W, 439.70 FEET;
- 11) N84°21'11"W, 166.09 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE N00°02'33"W ALONG SAID WEST LINE A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING, CONTAINING 62.572 ACRES MORE OR LESS.

## BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTH ONE-HALF OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IS ASSUMED TO BEAR SOUTH 00°07'00" WEST, AND BEING MONUMENTED AS SHOWN.

## EXISTING ZONING:

A (AGRICULTURE)

## PROPOSED ZONING:

I (INDUSTRIAL DISTRICT)

## TOTAL ACREAGE:

62.572 ACRES

## TOTAL BOUNDARY:

8968.92 FEET

## BOUNDARY CONTIGUOUS WITH TOWN OF FREDERICK

2663.46' FEET

## OWNER:

JAMES L. GATTEN, MANAGER  
LONGMONT CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.  
77 CERVANTES RD.  
REDWOOD CITY, CA 94062

## SURVEYOR'S CERTIFICATE:

I, PETER A. BRYANT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

*Peter A. Bryant*  
ROCKY MOUNTAIN CONSULTANTS, INC.  
PETER A. BRYANT  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 20673

## NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTE: ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080266 850 C MAP REVISED SEPTEMBER 28, 1982, THIS PROPERTY LIES WITHIN ZONE C (AREA OF MINIMAL FLOODING). PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE: THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

## EASEMENTS:

THIS PROPERTY IS SUBJECT TO THE FOLLOWING RIGHT-OF-WAYS AND EASEMENTS WHICH EXIST OR ARE OF PUBLIC RECORD, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

BOOK 1504, PAGE 189 - NOT SHOWN  
BOOK 114, PAGE 229 - EXACT LOCATION NOT SPECIFIED  
BOOK 1505, PAGE 506 - EXACT LOCATION NOT SPECIFIED  
BOOK 671, REC. NO. 1593183 - EXACT LOCATION NOT SPECIFIED  
BOOK 671, REC. NO. 1593184 - EXACT LOCATION NOT SPECIFIED  
BOOK 671, REC. NO. 1593185 - EXACT LOCATION NOT SPECIFIED  
BOOK 823, REC. NO. 1745409 - EXACT LOCATION NOT SPECIFIED  
BOOK 1117, REC. NO. 2058722 - EXACT LOCATION NOT SPECIFIED  
BOOK 1145, REC. NO. 2087781 - EXACT LOCATION NOT SPECIFIED  
BOOK 1274, REC. NO. 2224977 - EXACT LOCATION NOT SPECIFIED  
BOOK 1288, REC. NO. 2239296 - EXACT LOCATION NOT SPECIFIED  
BOOK 12, PAGE 486 - EXACT LOCATION NOT SPECIFIED  
BOOK 46, PAGE 562 - EXACT LOCATION NOT SPECIFIED  
BOOK 1465, REC. NO. 2412711 - EXACT LOCATION NOT SPECIFIED  
BOOK 1289, REC. NO. 02240410 - EXACT LOCATION NOT SPECIFIED  
BOOK 1050, REC. NO. 1989466 - EXACT LOCATION NOT SPECIFIED  
BOOK 870, REC. NO. 1792387 - EXACT LOCATION NOT SPECIFIED  
AS SHOWN ON TITLE COMMITMENT NO. NR13426C95 DATED APRIL 27, 1995 8:00 A.M. PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

## CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO )  
COUNTY OF WELD ) SS.

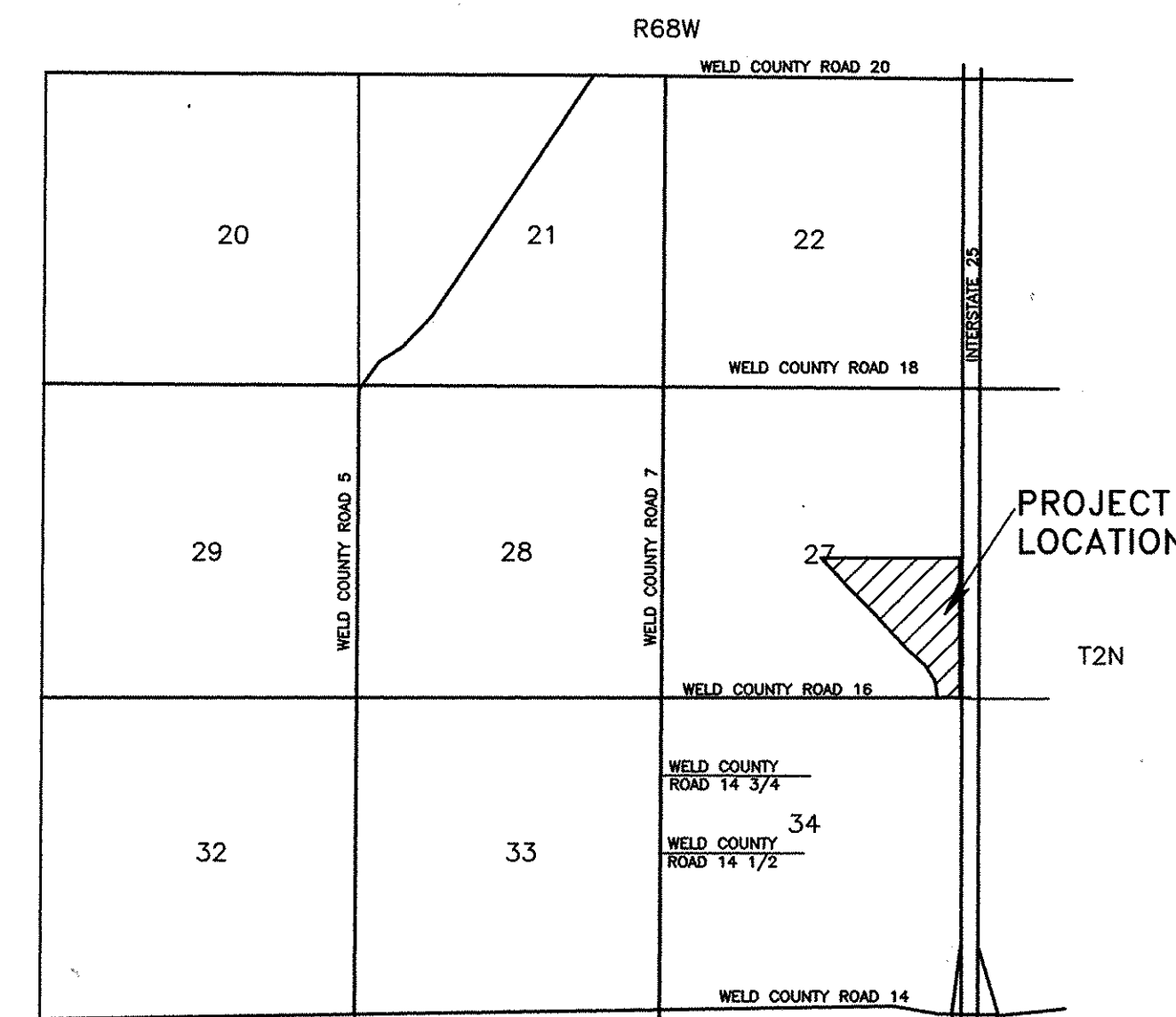
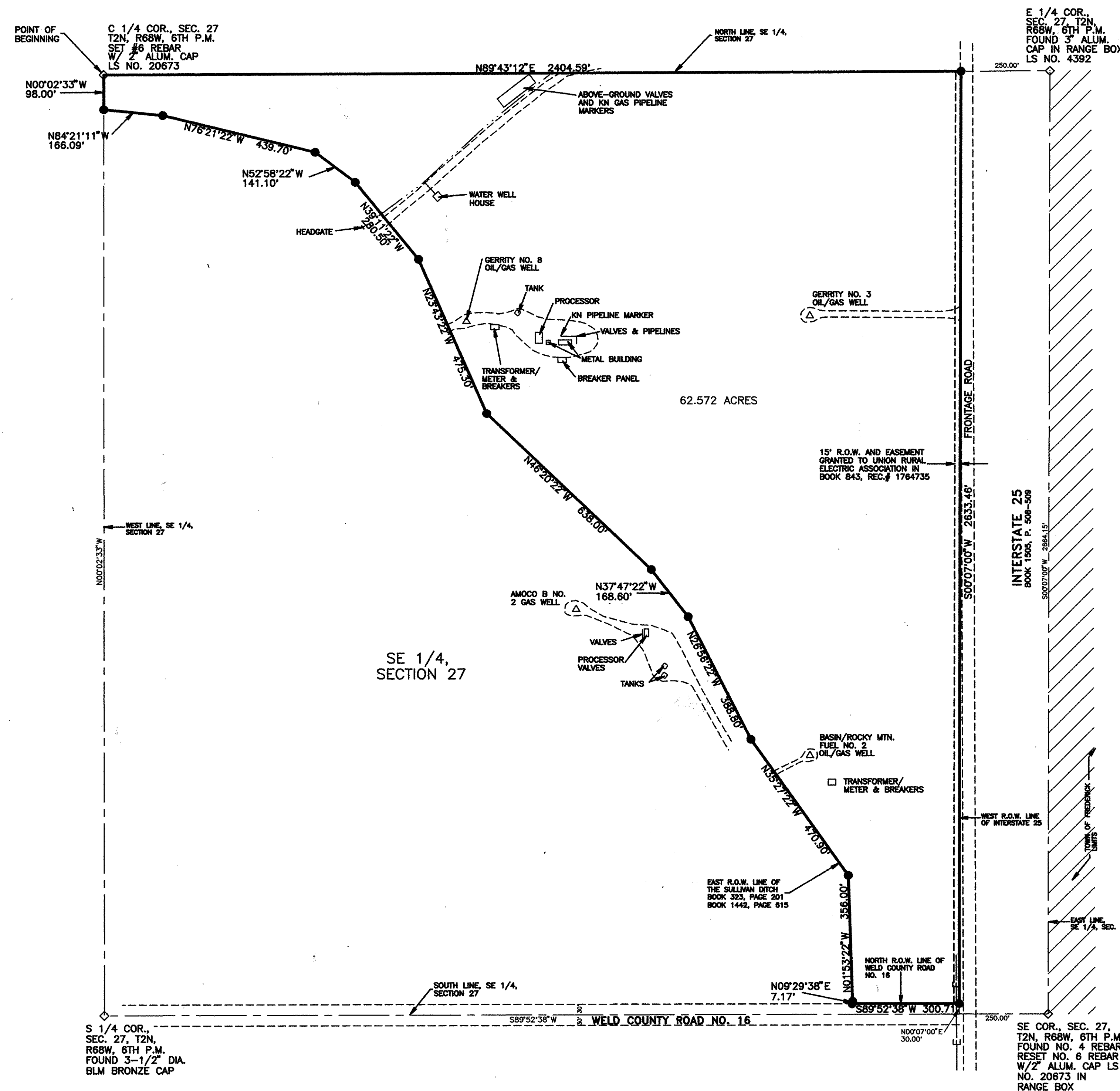
I HERBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK  
M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 19 \_\_\_\_\_ AND IS  
RECORDED IN PLAT BOOK NO. \_\_\_\_\_, FILM NO., \_\_\_\_\_  
RECEPTION NO. \_\_\_\_\_.

DEPUTY

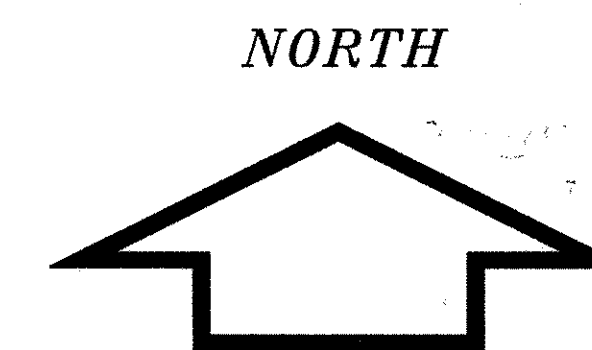
RECORDER

FEES

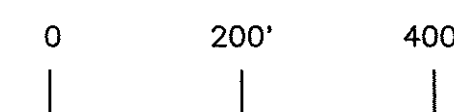
**RMC** ROCKY MOUNTAIN CONSULTANTS, INC.  
700 FLORIDA AVENUE, SUITE 500  
LONGMONT, COLORADO 80501  
PHONE: (303)772-5282 METRO: (303)665-6283



VICINITY MAP



SCALE  
1"=200'



DATE PREPARED: JUNE 15, 1995

## LEGEND:

- TOWN OF FREDERICK CITY LIMITS
- SECTION LINE
- SECTION CORNER (AS NOTED)
- SET NO. 5 PIN WITH CAP LS NO. 20673

DH

ANNEXPRO

DA 296A